



## 34 Government Rd Eden

### SWEET SPOT

Perfect cottage/weekender set on a fully fenced, easy access 1014m2 block that provides the convenience of town living, yet a rural setting to adore. Zoned B4 affording great flexibility, the existing super solid, besser brick building includes a large open living/dining space (cosy wood heater) out to sundrenched front patio, bedroom with modern ensuite/bathroom & laundry facilities, as new laminex kitchen and adjoining larder/store plus large store room off main living (potential 2nd br). The yard is fully established with excellent 7m x 6m double garage/workshop, enclosed caravan/boat storage, 2 garden/store sheds, small greenhouse, shade house and raised veggie garden. **Opportunity knocks.**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

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<b>Price</b>	SOLD for \$450,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1625
<b>Office Area</b>	0
<b>Land Area</b>	1,014 m2

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

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